



GRASSROOTS
REALTY GROUP

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67 Ambleside Park NW
Calgary, Alberta

MLS # A2283250



\$875,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Greenbelt, Views, Waterfront		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	Appliances in the basement - Refrigerator, Electric Range, Dishwasher, washer and Dryer.		

Pond-facing and fully upgraded, this exceptional detached 2-storey home in Moraine offers over 3,400 sq. ft. of total developed living space, thoughtfully designed for modern families and long-term investment potential. Set on a conventional lot with a double front-attached garage, this residence combines premium finishes, functional design, and an unbeatable location overlooking green space, waterfront, walking paths, and a playground. The main level welcomes you with an open foyer and a bright, open-concept layout anchored by a chef-inspired kitchen featuring a gas range, stainless steel appliances, upgraded cabinetry, expansive quartz island, and generous counter space. A walk-through pantry provides seamless access from the garage, while the separate spice kitchen adds everyday convenience. A main-floor office or bedroom paired with a full bathroom offers excellent flexibility for guests or multigenerational living. Upstairs, the home is complete with four spacious bedrooms, a central bonus room, and upper-level laundry. The primary retreat is well-appointed with a private ensuite, while the additional bedrooms provide ample space for a growing family. The finished basement includes a legal 2-bedroom suite with a separate entrance and full bathroom, offering strong short term rental or extended-family potential (subject to City of Calgary rules and approvals). Additional highlights include air conditioning, upgraded HVAC and insulation, a rear deck for outdoor enjoyment, and luxurious curtains and window coverings included. This property benefits from the Ambleton Owners Association (AOA), which helps maintain safe, clean, and family-friendly parks, pathways, and green spaces. Community rules promote courtesy, smoke-free public areas, and well-maintained amenities, contributing to strong curb appeal and long-term property value. Ideally

located near schools, parks, transit, shopping, and major roadways, this home delivers both lifestyle appeal and everyday convenience.